033.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,300 / 720,300
					USE VALUE:	720,300 / 720,300
					ASSESSED:	720,300 / 720,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CABRE MIQUEL MUNOZ &	
Owner 2:	BRODER LEAH	
Owner 3:		
Street 1:	44 MICHAEL ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	SANDLER MICHAEL W -
Owner 2:	LANGELIER SARA E -
Street 1:	44 MICHAEL ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,089 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1729 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5089.000	353,800		366,500	720,300
Total Card	0.117	353,800		366,500	720,300
Total Parcel	0.117	353,800		366,500	720,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.60 | /Parcel: 416.6

Legal Description

User Acct 23067

GIS Ref

GIS Ref

Insp Date 12/13/18

Entered Lot Size

Total Land:

Land Unit Type:

!2745!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,900	0	5,089.	366,500	720,400	720,400	Year End Roll	12/18/2019
2019	101	FV	273,700	0	5,089.	332,100	605,800	605,800	Year End Roll	1/3/2019
2018	101	FV	273,700	0	5,089.	315,000	588,700	588,700	Year End Roll	12/20/2017
2017	101	FV	273,700	0	5,089.	274,900	548,600	548,600	Year End Roll	1/3/2017
2016	101	FV	253,600	0	5,089.	234,800	488,400	488,400	Year End	1/4/2016
2015	101	FV	238,000	0	5,089.	217,600	455,600	455,600	Year End Roll	12/11/2014
2014	101	FV	238,000	0	5,089.	180,400	418,400	418,400	Year End Roll	12/16/2013
2013	101	FV	238,000	0	5,089.	171,800	409,800	409,800		12/13/2012

PRINT

Date	Time
12/10/20	18:06:07

LAST REV

Date	Time
05/14/19	14:02:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2745

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDLER MICHAEL	66838-330		2/23/2016		685,000	No	No		
SANDLER MICHAEL	55185-444		8/17/2010	Convenience	100	No	No		
BOUTCHIA JOAN M	44525-134		1/25/2005	Change>Sale	334,330	No	No		
BOUTCHIA JOSEPH	30847-470		11/2/1999	Family	1	No	No		
	11675-575		5/9/1969			No	No		N

USER DEFINED

Prior Id # 1:	23067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2016	1270	Insulate	1,293	C				
2/5/2008	103	Manual	2,000			G9	GR FY09	finished storage i
10/5/2005	926	Porch	10,000	C		G7	GR FY07	NEW REAR PORCH
5/3/2005	320	Redo Kit	7,500			G7	GR FY07	
5/2/2005	311	Inter Fi	30,000			G7	GR FY07	
2/21/2005	155	Dormers	23,000	C		G7	GR FY07	38ft shed & 2-7ft
1/27/2005	61	Demoliti	2,500	C				
7/30/1998	506	Manual	14,200					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
3/20/2017	SQ Returned	MM	Mary M
5/15/2009	Info At Door	189	PATRIOT
9/13/2005	Permit Visit	BR	B Rossignol
6/12/2005	MLS	HC	Helen Chinal
2/17/2000	Meas/Inspect	264	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5089		Sq. Ft.	Site		0	64.	1.13	3									366,509						366,500	

Total AC/HA: 0.11683 | Total SF/SM: 5089 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 366,509 | Spl Credit | Total: 366,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25728738
Const Adj.:	0.98696071
Adj $ / SQ:	130.294
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396658
Depreciation:	42839
Depreciated Total:	353819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

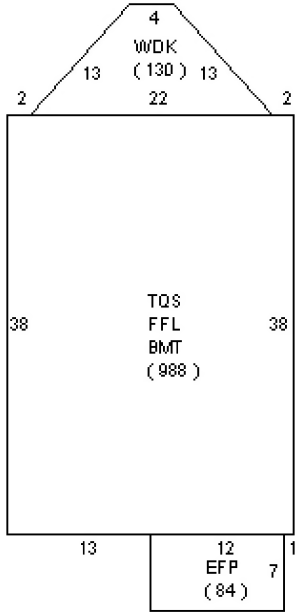
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.32
Special Features:	0	Val/Su Net:	120.71
Final Total:	353800	Val/Su SzAd	204.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	39.090	38,619
FFL	First Floor	988	130.290	128,730
TQS	3/4 Story	741	130.290	96,548
WDK	Deck	130	13.510	1,757
EFP	Enclos Porch	84	58.860	4,944

Net Sketched Area:	2,931			Total:	270,598
Size Ad	1729	Gross Are	3178	FinArea	1729

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: